

Attachment 1

Detailed Description of the Iola Campus

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DETAILED DESCRIPTION OF THE IOLA CAMPUS

LOCATION AND PHYSICAL LAYOUT OVERVIEW

The Iola Campus is located on the southern fringe of the City of Rochester, New York, and the central portion of the Town of Brighton. The entire campus consists of roughly 61 acres, which are improved with sixteen buildings containing 308,000 SF. The parcel is located on the north bank of the Erie Canal. East Henrietta Road abuts the subject parcel to the east, and Westfall Road abuts the parcel to the north. Several medical office buildings built in late 1990's and early 2000 abut the subject parcel to the east (Brighton Meadows Business Park). A bike/hike trail is located along the north side of the Erie Canal, abutting the subject parcel's southern perimeter. The subject property lies immediately north of Interstate Route 390, and approximately $\frac{3}{4}$ mile west of the I-390/I-590 interchange.

Most of the occupied buildings are post-1970 construction and used for vehicle maintenance/repair operations, workshops, warehouse, or group quarter's purposes. The exceptions are the central steam plant building (Building 11) and the adjacent Building 10, which were built in the early 1900s Powerhouse along with the rest of the buildings at the campus. These occupied buildings are improved on roughly 25 acres of the campus.

The other seven buildings, containing 114,300 SF, were initially developed in the early part of the 1900s as a tuberculosis hospital. Over time they were converted to office use, but were closed in 1998 when the County relocated operations to downtown Rochester. These buildings are located on $17 \pm$ acres, and are likely eligible for historic designation, given their age. The remaining $18 \pm$ acres of the campus, which includes the portion in the Town of Brighton, are primarily undeveloped.

SITE AND BUILDING CHARACTERISTICS

- The location of the Iola Campus is excellent, and it is considered "suburban" given its convenient access to I-390.
- The prevailing non-residential uses in the surrounding neighborhood are institutional, and medical-related or general office uses. Residential uses are also apparent, mixed between single and multi-family developments. Neighborhood retail and services appear to be lacking.
- The Iola Campus also has an internal road system with different parking lots, fenced storage yards and confinement areas, and a full complement of utilities including a network of tunnels for steam and other lines.
- Zoning for the property is single family/low density residential. As such, redevelopment by the private sector for other uses will require a zoning change.

Table 1 presents a listing of the existing structures, size, construction date and current use of the buildings at the Iola campus as of 2001. The structures are referenced by building number.

Table 1: Current Buildings at the Iola Campus

STRUCTURE	APPROXIMATE SIZE	YEAR BUILT	CURRENT USE
Building #1	25,5632 ft ²	1927	Vacant office space
Building #2	4,900 ft ²	1911	Grounds keeping maintenance Storage
Building #3	35,160 ft ²	1971	Children's Detention Center
Building #4	4,900 ft ²	1911	Storage
Building #5	64,430 ft ²	1926	Monroe County Traffic Control; Majority vacant as of 2000
Building #7	15,635 ft ²	1931	Office, records storage, vacant
Building #8	2,010 ft ²	1924	Vacant House used by Rat Control
Building #9	4,900 ft ²	1911	Bridge Maintenance storage
Building #10	9,230 ft ²	1924	Road Maintenance office & garage
Building #11	36, 634 ft ²	1920	Power House, Sign Shop, Pavement Markings, Traffic Signal Construction
Building #12	17,325 ft ²	1965/1990 renovation	Monroe Co. Fleet Maintenance, Monroe Co. Sheriff Maintenance
Building #14	1,060 ft ²	unknown	Bridge Maintenance
Building #15	2,730 ft ²	1987/1988	MCPW & Rochester Pure Waters Division & vehicle storage
Building #16	2,730 ft ²	1991	Former Household hazardous waste collection building; used for storage
Building #17	21,420 ft ²	1992	Shared storage building, used by Sheriff, fleet maintenance and Street lighting
Current Household Hazardous Waste Bldg.	5,600 ft ²	2000	Household Hazardous Waste Collection and storage facility



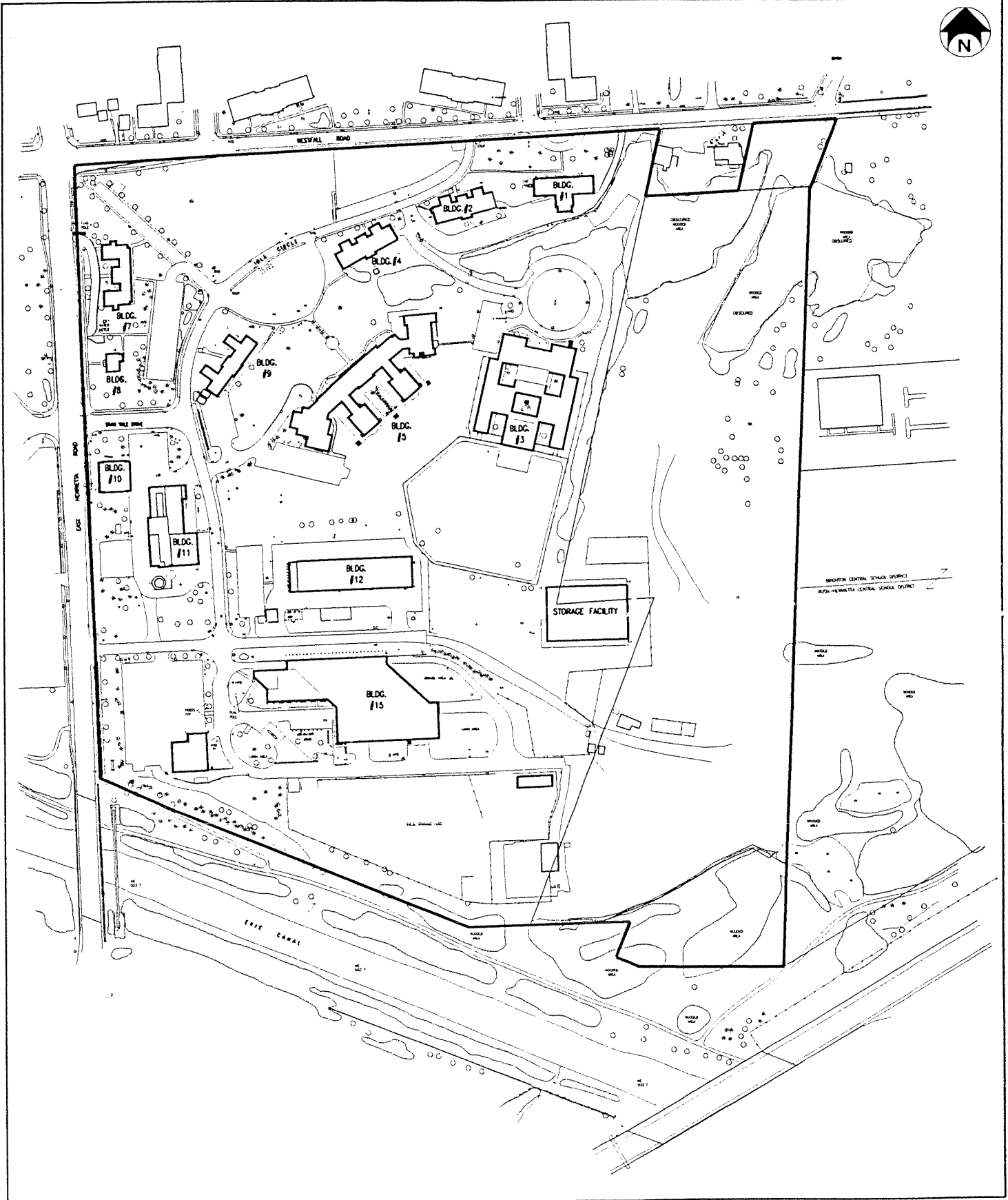
BERGMANN
associates
Engineers / Architects / Surveyors

DRAWING TITLE:

IOLA CAMPUS

SCALE:

1" = 300'-0"



SEWER SERVICE

Iola Trunk Design Report (September 1983)

The design report for the Iola Trunk Sewer included an analysis of present and future capacity requirements. Five areas are currently served by the sewer. Peak flows predicted by the report are presented in Table I:

Area	Peak Future Flow (MGD)
Monroe Community Hospital	0.596
Iola Campus	0.204
Town of Brighton	0.490
Westfall Heights	0.030
Monroe County Developmental Center	0.080
Total	1.40

Table I – Projected Future Flows (1983)

The contribution for the Town of Brighton was estimated for 128 acres of undeveloped land (1983) fully developed to medium and high density residential. The projected Brighton population from the 1983 report was 3,024.

For the purposes of this study, a more conservative approach to calculating the peak flow from the Town of Brighton was used. The new peak flow was estimated to be 0.907 MGD. The revised peak flows, without the contribution of the Iola campus, are given in Table II:

Area	Peak Future Flow (MGD)
Monroe Community Hospital	0.596
Town of Brighton	0.907
Westfall Heights	0.030
Monroe County Developmental Center	0.080
Total	1.613

Table II – Projected Future Flows (2000) without the Iola campus

Using flow data provided by Monroe County Pure Waters (MCPW) the capacity of the Iola Trunk Sewer is between 3 MGD and 5 MGD. For the purpose of this report the lower estimate of 3 MGD is assumed. Given a capacity of 3 MGD and 1.613 MGD already allocated to other sources, 1.387 MGD of capacity is available for the Iola campus.

Assuming daily usage of 100 g/cap, and a peak factor of 3.0, the available sewer capacity can easily support the extent of development proposed in the various Conceptual/Development Plans presented.

WATER SERVICE

Several large water mains are located in the area of the lola campus.

A 12" water main is located on Westfall Road near the intersection of East Henrietta Road. The Rochester Bureau of Water and Lighting tested the water main in May 2000. The static pressure was measured at 51.5 psi and the flow was calculated to be 4676 gpm with an assumed residual pressure of 20 psi.

A 24" transmission main is located on East Henrietta Road. This main (Conduit #1) connects the Rush Reservoir to the Highland Park Reservoir. Connections to transmission mains are discouraged due to frequent pressure fluctuations in the line and the need for periodic maintenance.

The calculated flow in the 12" water main is sufficient for a wide range of light industrial, office and commercial uses. Connecting to the 12" water main on Westfall Road is recommended. The available water capacity is greater than the capacity of the existing sanitary sewer and therefore will not be the limiting factor.